

**Naperville Historic Preservation Commission
Public Hearing Findings and Recommendation
Regarding Petition #24-2535 Seeking Landmark Designation of
235-239 S. Washington Street, Naperville, IL**

On June 21, 2024, an application to designate the Beidelman Buildings located at 235-239 S. Washington Street, Naperville, (“**Application**”) was submitted to the City of Naperville by Dutch Enterprises, LLC. (“**Applicant**”), pursuant to the provisions of Section 6-11-3 of the Naperville Municipal Code (“**City Code**”). The Application specifically includes both the furniture store building constructed in 1928 and the adjacent workshop constructed in the 1860s.

The Beidelman Buildings are located at the northwest corner of the Washington Street and Jackson Avenue intersection. It is zoned B4 (Downtown Core District). The property is owned by Dutch Enterprises, LLC (“**Owner**”).

The Application was prepared and submitted by the officers of the Dutch Enterprises LLC with assistance from Naperville Preservation, Inc. Accordingly, this Application is being submitted with property owner consent.

In its Application, the Applicant contended that the Beidelman Buildings were eligible for designation as a local landmark by meeting the criteria set forth in as set forth in Section 6-11-3 of the Naperville Municipal Code (“hereinafter “**Landmark Criteria**”), specifically Sections 5.1, 5.1.1, 5.1.2, 5.1.3, and 5.1.4. [Note, criterion 5.1.5., which requires the property to be located in the Federal Historic District, was not met] The Landmark Criteria are set forth below.

6-11-3:5 Criteria For Designation Of Landmarks: An application for landmark designation may be granted based on the findings that the improvement proposed to be designated as a landmark meets the following criteria:

5.1. That it is over fifty (50) years old, in whole or in part; and

5.2. That one or more of the following conditions exist:

5.1.1. That it was owned or occupied by a person of historic significance in national, State or local history;

5.1.2. That it has a direct connection to an important event in national, State or local history;

5.1.3. That it embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials;

5.1.4. That it represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community; or

5.1.5. That it is included in the National Register of Historic Places.

On Thursday, July 25, 2024, a public hearing was conducted on the Landmark Application by the Historic Preservation Commission of the City of Naperville (hereinafter "**HPC**"). A quorum of the HPC was present, comprised of: Chairman Christopher Santucci, Rick Fawell, James Wills, Patricia O'Brien, Paul Deffenbaugh, Robert Sanchez and Jacob Sandborn. Non-voting members of the HPC present included City Council liaison Patrick Kelly and Naper Settlement representative Andrea Field. The meeting began at 7:00 p.m. and concluded at approximately 8:46 p.m.

After all those who intended to provide testimony or comment were sworn in by the Chair of the HPC, opening remarks were made by the Property Owner and Naperville Preservation. Public testimony was then provided by 3 individuals. Cross-examination and questions were allowed. Closing remarks by the Property Owner and Naperville Preservation were brief.

After a vote to close the public hearing, the HPC began deliberations, considering the Landmark Criteria in relation to the Application pertaining to the Beidelman Buildings. The following are the HPC findings of fact and recommendation regarding the Landmark Application.

HPC Findings of Fact in Response to the Landmark Application

1. The criterion set forth in **Section 5.1** of the City Code, that the Beidelman Buildings sought to be designated a local landmark are more than 50 years old, **was met**. [Vote: 7-0]
2. The criterion set forth in **Section 5.1.1** of the City Code, that the structure to be landmarked was owned or occupied by a person of historic significance in national, State or local history, **was met**. The Commission found that the Beidelman Family, who have owned and operated the furniture store for generations, is of significance in national, State, and local history. [Vote: 7-0]
3. The criterion set forth in **Section 5.1.2** of the City Code, that the structure to be landmarked had a direct connection to an important event in national, State or local history, **was met**. In its Landmark Application, the Applicant noted, the Kroehler Manufacturing Company, first established as the Naperville Lounge Company, originated at this location and was, at one time the world's largest furniture manufacturer. [Vote: 7-0]
4. The criterion set forth in **Section 5.1.3** of the City Code, that the structure to be landmarked embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials, **was met**. The Commission found the use of local brick and limestone materials satisfies this criterion. [Vote:7-0]
5. The criterion set forth in **Section 5.1.4** of the City Code, that the structure to be landmarked represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community, **was met**. In its Landmark Application, the Applicant noted, the work of Irving E. Bentz, architect and draftsman, substantially influenced the development of the community. [Vote: 7-0]

6. The criterion set forth in **Section 5.1.5** of the City Code, that the structure to be landmarked is included in the National Register of Historic Places, **was not met**. The Beidelman Buildings are not included within the boundaries of a federal historic district as designated by the National Register of Historic Places. [Commission's motion to approve this criterion denied by a vote of 0-7]
7. The Beidelman Buildings are eligible for landmark designation under the City Code since it is more than 50 years old and also meets the criteria set forth in Sections 5.1.1, 5.1.2, 5.1.3, 5.1.4 of Section 6-11-3:5 of the City Code.

At the conclusion of HPC deliberations, the HPC voted 7 to 0 in support of a Motion to Approve the Application. The Chair of HPC clarified that the HPC vote constitutes a recommendation to the Naperville City Council to approve the Landmark Application.